

**STILLWATER BOARD OF ADJUSTMENT  
Special MEETING OF JANUARY 21, 2016  
IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING  
LAW, THE AGENDA WAS POSTED January 19, 2016  
IN THE MUNICIPAL BUILDING AT 723 SOUTH LEWIS STREET**

Members Present:

Ron Walker  
Terri Ventress  
Trey Lester  
Arial Ross

Staff Present:

John Dorman, City Attorney  
Paula Dennison, Dev. Serv. Director  
Patricia Evans, Planner II  
Cindy Gibson, Administrative Coordinator

Members Absent:

Guests:

Mr. Barry Patton  
Mr. Terry McCarty

1. **CALL MEETING TO ORDER.**

Chair Walker calls the meeting to order at 5:30 PM. Chair Walker introduces the board and explains the proceedings for the evening.

The following individuals are sworn in:

Mr. Barry Patton  
Mrs. Paula Dennison  
Mr. Terry McCarty  
Ms. Patty Evans

2. **BUSINESS ITEMS FOR DISCUSSION AND CONSIDER POSSIBLE ACTION ON:**

- a. Stillwater Public Schools (Barry Patton, representative) , **SPECIAL EXCEPTION (PZ-16-2046)**, requesting review and possible granting to allow arts & entertainment uses, and recreation uses in the CS (Commercial Shopping) district for property addressed as 1515 North Boomer Road.  
**Evans**

Patty Evans, Planner II presents staff's report.

Chair Walker asks if there are any questions for staff.

Mr. Lester asks if this zoning will take care of future uses, will the uses that are there now be allowed; Patty responds yes. Patty states yes and that if the special exception for Arts, Entertainment and Recreation use is approved, then the use they want to put in will be allowed.

Patty also clarifies that this use will only be applicable to this property and not to the other commercial shopping districts throughout Stillwater.

Ms. Ross asks inquires about what happened after the Planning Commission voted to change the zoning to Public; Patty explains that yes, there was a map amendment that was being processed however after further review and discussion with staff it was determined that the School should keep the CS zoning in placed, for now, and then when the School starts to use it for school purposes it should be rezoned to Public.

Chair Walker asks if and when this is rezoned to Public, will these uses be allowed; Patty responds yes, Public opens up uses as there is not a restrictive list of use in this classification.

Mr. Lester asked if the Public zoning would be detrimental to commercial shopping that is there now; Patty responds no, because if the School determines that the uses can stay then they can continue to operate as it is just not ready for public school uses, yet.

Chair Walker asks if there are any more questions for staff; none respond. Chair Walker asks if there is any one that wishes to speak in favor of this item.

Mr. Barry Patton comes to the podium and states that Patty done a good job with presenting the request; Mr. McCarty is here from Stillwater Public School; they are following staff's recommendation; and here to answer any questions.

Chair Walker asks if there are any questions for Mr. Patton.

Ms. Ross asked if they have applicants who are going into the spaces; Mr. Patton responds yes. Mr. Patton states that they are continuing to lease the spaces until such time when the School determines what they are going to do with the property as it is going to be awhile.

Mr. Patton continues stating that this is actually going to act as a good business incubator in that they are able to provide a very competitive rental rate which allows these businesses to potentially expand into newer and larger spaces.

Chair Walker asks if there are any more questions for Mr. Patton; none respond.

Chair Walker asks if there is any one else that wishes to speak in favor of this item; none respond. Chair Walker asks if there is any one that wishes to speak in opposition of this item or just add additional comments; none respond.

Chair Walker asks for Board discussion.

Patty presents recommendation and minimum relief.

Mr. Lester asked for further clarification as to why it's better to apply for this special exception rather than move to Public zoning.

Mrs. Paula Dennison, Development Services Director comes to the podium and is sworn in.

Mrs. Dennison explains the reason for the change from rezoning to Public from Commercial Shopping is that when transitioning to a true public zoning district the School would have to the majority, if not all of the uses, for a public purpose which is going to be different than the commercial uses. Mrs. Dennison continues stating that in conversations with the School regarding their plans, the transition to 100 percent public will not occur soon but be more long term so decision was made to keep some income coming from the property for the school district and apply for a Special Exception.

Mrs. Dennison asked if there are any additional questions; none respond.

Chair Walker asks if there are any more questions; none responds. Chair Walker asks for a motion.

**Mrs. Ventress moved, Mr. Walker seconded to grant the special exception to allow the Arts, Entertainment and Recreation uses in the CS zoning district for 1515 N. Boomer Road per code Sec. 23-20(2).**

<b>Roll Call:</b>	<b>Walker</b>	<b>Ventress</b>	<b>Lester</b>	<b>Ross</b>
	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

*Time: 15 Minutes*

3. **MISCELLANEOUS ITEMS FROM STAFF FOR DISCUSSION AND POSSIBLE ACTION:**

- a. Next regular meeting is scheduled for February 4<sup>th</sup>, 2016.

4. **ADJOURNMENT**

This regular meeting of the Board of Adjustment adjourned with all members in attendance in agreement at approximately 5:48 p.m.

Prepared by – Cindy Gibson, Admin. Coordinator

Approved by: \_\_\_\_\_  
Stillwater Board of Adjustment